

Development Management Sub Committee

Wednesday 17 June 2015

**Application for Planning Permission 13/02510/FUL
At 235 Corstorphine Road, Edinburgh, EH12 7AR
Proposed residential development comprising of conversion
of existing building to create 9 apartments, and development
of 21 residential apartments, car parking landscaping and
ancillary works.**

Item number	6.1
Report number	
Wards	A06 - Corstorphine/Murrayfield

Summary

The proposals comply with the development plan and Edinburgh planning guidance would not adversely affect the setting of the listed building. The proposals achieve an acceptable quality of design, standards of residential amenity and suitable housing mix. The proposals do not raise adverse impacts in terms of traffic generation, road safety, parking or flooding and drainage.

Outcome of previous Committee

This application was previously considered by Committee on 14.05.2014.

Committee were minded to grant the application subject to the conclusion of a Section 75 agreement and it was agreed in principle to deliver an on-site provision of 7 affordable homes, as part of a development of 30 residential units.

The applicant has now requested that the on-site affordable housing provision now be amended to a commuted payment to fund off-site affordable housing provision to be used by the Council.

A legal agreement has yet to be concluded and Committee agreement is now required to seek authorisation for this change within the provisions of the draft legal agreement.

Supporting has now been assessed and it is considered that the revised proposal is acceptable.

Links

<u>Policies and guidance for this application</u>	CITD1, CITD3, CITD5, CITD6, CITE2, CITE3, CITE12, CITE16, CITE16, CITE17, CITH1, CITH2, CITH3, CITH4, CITH5, CITH7, CITCO3, CITT4, NSLBCA, CITT5, CITT6, NSMDV, NSGD02, NP01,
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Report

Application for Planning Permission 13/02510/FUL At 235 Corstorphine Road, Edinburgh, EH12 7AR Proposed residential development comprising of conversion of existing building to create 9 apartments, and development of 21 residential apartments, car parking landscaping and ancillary works.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application site comprises the Category B listed, former Children's Home (Edinburgh Children's Society) dating from 1891, now offices, (listed on 11 November 1997, LB reference 44762). The building is situated within landscaped grounds (0.44 hectares), to the southern side of Corstorphine Road. The site is not located in a conservation area.

The listed building is H plan in form, comprising 2-storey and basement with prominent half timbered double gables to the front and rear. The site slopes to the south by approximately 1 storey, resulting in the basement of the building being exposed to the rear. The building is Old English in style, comprising prominent chimney stacks, grey slate roof, red brick, white painted harl, black painted timber framing and barge boards with red sandstone ashlar dressings.

The listed building is set back from Corstorphine Road by approximately 10.5-12.5 metres behind a low plinth wall, mature hedge boundary and driveway/hardstanding. Vehicular access to the site comprises two driveways to Corstorphine Road, forming an entrance and exit respectively. A one way vehicular access loop runs through the site serving a surface car park situated to the rear of the listed building. There is a separate pedestrian access to the site from Corstorphine Road.

A single storey annexe building lies on the southern boundary, to the rear of the application site. This is similarly detailed to the main listed building, featuring a gable ended roof arrangement. The remaining parts of the southern boundary are defined by rubble stone wall, timber fencing and mature trees. The site boundary to the west is also defined by rubble stone wall with small number of mature trees.

A second single storey annexe, used as a Scout Hut, lies immediately to the east of the red line application boundary. This building is in separate ownership, although it lies within the wider site as defined by a rubble stone boundary wall lying to the east. This building is also similarly detailed to the main listed building.

The character of the surrounding area is predominantly low rise suburban, which is interspersed with some office uses, commercial and public buildings including a church and Scout Hut. Corstorphine Hospital lies opposite the site to the north, and Edinburgh Zoo to the north east.

St John's Crescent lies immediately to the west of the site. It comprises 2 storey Edwardian linear terraced development, with flat roof and strong gabled street edge to Corstorphine Road. The Paddockholm estate flanks the south western edge of the application site, this comprises 2 and 3 storey linked blocks of a domestic scale and dating from the 1980s.

To the eastern side of the site lies the Traquair Walkway, providing a pedestrian route between Corstorphine Road and the cycle path and Traquair Park West. Beyond this lies, Silvan House, a modern 5 storey office complex which serves as the Forestry Commission Scotland Headquarters. Surface parking for this facility also extends to the south of the application site. Beyond this lies Traquair Park West which comprises early 20th century suburban development in a range of architectural styles and forms.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The proposals would comprise the development of 30 residential units, including the conversion of the listed building to form 9 apartments and the development of 21 new build apartments situated towards the rear of the site.

The listed building is currently used as office accommodation and will require a change of use to residential flats.

The development will provide a range of flatted units including;-

5 x 1 bed units (including 2 affordable units)

23 x 2 bed units (including 5 affordable units and 2 duplex units in listed building)

2 x 3 bed units (including 1 duplex unit in listed building)

The new development to the rear of the site would comprise three individual blocks: B, C and D, being set within open landscaped grounds to the rear and sides of the site, with further landscaping to the rear of the listed building. The affordable housing provision would be contained within Block B to the corner of the site. The new blocks would be 4 storeys with flat roof and upper storey setback to form penthouse apartments. The blocks would be arranged as a singular linear block or terrace (48 metres overall length by 6.35-8.5 metres depth, 9.4 metres maximum height) this being separated by bin storage areas and contained by fence and gates to the front and rear.

The principal finish to the north and west elevations would include smooth white render, with elements of red and black brick. The east elevation would be composed of red brick with black brick as secondary detail at ground floor level.

Rigid flat metal/zinc cladding would be applied to the rear southern elevation, with a small element of red brick wrapping around the south east corner of the building. Glass curtain walling and black brick surrounds would be used to the stair wells. The upper floors to the building would also be detailed using a glazed curtain wall system.

All elevations will include vertically proportioned window openings of a consistent size with glass balustrading and aluminium double glazed window frames and doors, all coated dark grey.

A secure cycle store would be provided externally to the west of block D. This would be finished in timber cladding with transparent mesh roof.

The proposed conversion of the listed building will require a small number of external changes including the formation of external basement terraces to the north, east and west elevations. These will require the introduction of retaining walls and formation of 8 door openings, and infilling of 2 window openings at basement level.

The single storey annexe building to the rear boundary of site is proposed for demolition. This forms part of the listing of the main building and issue of demolition has been considered separately as part of application 13/02510/LBC.

The existing vehicular circulation through the site would be maintained, although the present surface car park would be removed to be replaced with reconfigured street space and parking based around shared space using principles defined in the Scottish Government's Design Streets Guidance. A total of 26 car parking spaces would be provided.

The area to the rear of the listed building would be landscaped with grassy spaces, shrubbery and trees. Reconstituted stone paving is proposed to the vehicular areas with concrete block paving to designated pedestrian walkways. New walkways and vehicular routes would be defined by evergreen hedge planting.

Mature trees to the southern and western boundaries (19 in total) are proposed for removal, with a single mature tree and the rubble stone walling defining the site boundaries being retained. The proposed landscape design would seek to plant 19 new trees to replace those proposed for removal. A new tree lined boundary would be established to the southern edge of the site, with further new tree planting to the western boundary.

Previous scheme

As above, with further details provided in respect of lightwells and external terracing to the listed building. Opaque glazing has also been introduced to rear stairwells of blocks A, B and C. The position of the external cycle store has also been revised, this being placed approximately 6 metres to the west.

Supporting Statements

A number of documents were submitted to support the application as follows:-

- Design and Planning Statement;

- Transport Assessment;
- Flood Risk Assessment;
- Drainage Impact Assessment; and
- Arboricultural Survey.

These documents are available to view on the Planning and Building Standards Online Services.

3.2 Determining Issues

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the principle of housing on the site is acceptable;
- b) the proposals affect the setting of the listed building;
- c) the proposal is of an acceptable urban design quality which respects the character of the location;
- d) the proposal would raise biodiversity impact;
- e) the proposal would achieve high standards of residential amenity for occupiers;
- f) the proposal will adversely affect neighbouring residential amenity;
- g) the proposal raises transport or road safety implications;
- h) the proposal meets the Council's sustainability requirements;
- i) the proposal meet the criteria of the Council's affordable housing policy;
- j) the proposal meets the Council's requirements in terms of educational provision;
- k) the proposal will raise issue in respect of drainage and increased flood risk;

l) the proposals have any equalities and human rights impacts; and

m) that representations have been addressed.

a) The Principle of Housing on the Site

The application site is located within urban area as defined in the Local Plan. Local Plan Policy Hou1 would permit housing development on sites within the urban area, provided proposals are compatible with other policies in the Plan.

The area is mixed use in character, with residential interspersed with office uses, commercial and public buildings. The use of the site for residential purposes would offer a sustainable location, sited on a bus corridor and close the city's local cycle network.

Local Plan Policy Hou 2 seeks the provision of a mix of house types and sizes where practical to meet a range of housing needs, having regard to the character of the area and its accessibility. Whilst the proposed development will only comprise flatted units, and would not deliver a 20% component of family housing as set out in the Edinburgh Design Guidance, a range of unit sizes would be provided. This would include larger 2 and 3 bedroom units being suitable for family accommodation and 25% affordable housing element. This is considered to complement the range of accommodation types available in an area which is already well served with family housing. The conversion of the listed building to private residential will also provide a viable new use for the building in the long term.

The listed building is no longer considered suitable for modern office use and conversion to flats would be an appropriate re-use for a building which originally functioned as a residential institution.

The proposed change of use from office use to residential flats is considered acceptable in principle and would meet the requirements of Local Plan Policies Hou 1 and Hou 2.

b) Listed Building and its Setting

The listed building is one of a distinctive architectural style with symmetrical composition set within an open landscaped site, against a backdrop of mature trees. It is set back from Corstorphine Road behind a low plinth wall, mature hedge boundary and driveway and hardstanding.

The proposed external alterations to the listed building, including the formation of external basement terraces and retaining walls are not considered to affect the listed building in that they will be located at basement level and will not disrupt the architectural features of the building.

The proposed development of flatted blocks to the rear of the site will result in a degree of change to the character of the site and as such the setting of the listed building. However, the proposed blocks would be set back 14-23 metres behind the rear of the building and separated by a new landscaped buffer to include new tree planting.

The scale of the blocks would also be subservient to the main item of listing, with the roof set approximately 1 metre below that of the listed building. The proposed external materials are considered complementary to the architectural character of the listed building, and would not therefore be considered detrimental to its setting. This issue is considered further in section c).

The development of the flatted block will result in the removal of 19 mature trees along the southern and western boundaries of the site. These trees form part of the current character of the site and setting of the listed building. A mature tree to the north east corner of the site and hedgerow to the front of the site are proposed for retention.

Although excluded from the application site, the Scout Hut which lies within the curtilage of the listed building will be incorporated in to the scheme and stone boundary wall to the eastern edge of the site will remain unchanged.

The proposed alterations to the listed building, the arrangement of the new development and landscaping measures would maintain the listed building in a relatively open landscape setting. The principle focus of the listed building from Corstorphine Road will remain largely unaltered.

The proposed development within the curtilage of the listed building would not be detrimental to the appearance of the listed building or its setting, and would therefore comply with Council Guidance and the requirements of Local Plan Policy Env 3.

c) Urban Design Quality

The proposed 4 storey height will exceed the prevailing height of residential development in the locality but it will be subservient to the listed building and Forestry Commission Headquarters to the east and would not unduly dominate neighbouring dwellings to the south and west.

The proposed linear shape of the new block to the rear will form a relationship with the adjacent terrace in St John's Crescent to the west. The proposed flat roof form of the blocks and use of vertically proportioned window openings will contrast with pitched roofs and arrangement of windows on the listed building. The design does not seek to emulate these features and clearly expresses the rear block as a later intervention on the site. A flat roof form is also evident on the terraced properties to St John's Crescent to the west.

The proposed material treatments including red brick, white render with black brick and zinc cladding will reflect the external materials of the listed building, yet will define the new build element as a contemporary addition to the site. The limited use of black brick and zinc cladding for incidental detail on the building is considered acceptable, in that it will provide contrast and accentuate particular parts of the elevations.

The existing green space on the site equates to 36%, with space to the rear of the site currently being dominated by surface car parking. The proposed development would marginally reduce the overall level of open space to 34% of site area. This would exceed the requirements of Local Plan Policy Hou3 which requires a minimum 20% of total site area should be greenspace. The design approach will improve the definition and usability of open space.

The proposed arrangement of blocks B, C and D to the rear will maintain a landscaped buffer to the edges of the site. A mature tree worthy of retention have been incorporated into the proposals with additional landscaping measures and tree planting also enhancing the landscape character of the site, this being complemented with new material treatments for streetscape. The linearity and visual impact of car parking will be broken down with small landscape pockets and tree planting.

Refuse and recycling facilities have also been sensitively integrated into the proposals being placed within three enclosed compounds. One situated behind the hedge to front boundary serving block A with a further two placed between blocks B, C and D. A cycle store (comprising 30 cycle spaces) has been repositioned to the west of block D, to allow an open aspect to the street for the adjacent ground floor unit.

In order to ensure a high standard of execution, conditions requiring that further details be supplied for external material treatments and both hard/soft landscaping are recommended. A representation has also highlighted that the site would be suitable for swift nesting boxes with the new building provide opportunity for integration of swift bricks.

The design has been based upon an overall design concept that draws upon the positive characteristics of the site and surrounding area. Subject to conditions, the proposed architectural design, material treatments and landscape proposals are considered acceptable. The proposals would comply with Local Plan Policies Des 1, Des 3, Des 5 and Edinburgh Design Guidance.

d) Biodiversity Impact

A total of 19 mature trees, including 10 trees on the southern boundary have been identified for removal. The quality and health of these have been assessed in the tree survey as being of poor quality. All trees would be replaced as part of a new landscape design for this site. In view of this, it is considered that proposals would not result in an unacceptable loss of biodiversity to the site and would comply with Local Plan Policy Env 12.

The tree survey identifies that one tree with potential bat roosting sites was identified. This does not indicate any specific evidence of Bats, but it is suggested that an informative be applied to the consent. This would highlight to the applicant that Bats are a protected species and if any tree is found to have potential a bat survey should be carried out.

The use of Swift nesting boxes has been raised during the consultation process. The site would be considered suitable for these and in order to enhance the biodiversity of the site it is suggested that a condition be applied requiring that 'swift bricks' be provided as part of the development.

e) Residential Amenity for Occupiers

In terms of private open space, Local Plan Policy Hou 3, states that in flatted or mixed housing developments where communal provision will be necessary, this should be based on a standard of 10 metres per flat excepting any which are to be provided with private gardens. A minimum 20% of the site area should be greenspace.

Shared amenity space would comprise 34% site area (1298 square metres), which broadly equates to 43 metres sq per unit, with green space therefore exceeding the 20 % requirement. All flats will have access to communal landscaped grounds, 2 basement flats in the listed building (block A) and 3 penthouse flats (blocks B, C and D will) will include areas of private terracing. Blocks B and C will include direct access from the stairwells to the communal open space to the rear.

All the proposed units in the development would be either dual or multi aspect. The multi aspect flats (7 in total) are located within the listed building and it is considered that those units would offer suitable levels of amenity to occupiers, by virtue of their orientation or provision of external terraces these also serving as lightwells. The internal layout also minimises impact to the character of the listed building. All units in the new flatted blocks would be dual aspect.

Environmental Assessment has requested further information from the applicant to demonstrate that internal noise levels, particularly arising from traffic, within all bedrooms and living rooms fronting Corstophine Road can be achieved. However, this information has not been requested as the relationship between the building and the street is no different to other many existing residential uses fronting Corstophine Road. The frontage of the listed building is also set back from the carriageway by between 14-16 metres and separated by a large hedgerow which will act as a noise buffer.

The proposals would meet the requirements of Local Plan Policies Hou 3, Hou 5 and Edinburgh Design Guidance and acceptable levels of residential amenity would be achieved for occupiers of the development.

f) Neighbouring Residential Amenity

Information has been provided to demonstrate how the development will relate to adjacent boundaries and distances between neighbouring windows in St John's Crescent to the west and Paddockholm to the south.

The south western corner of the site is heavily screened by mature trees, with additional trees being planted as part of the development, which will minimise issues of overlooking. With the exception of the projecting rear stairwells to blocks B, C and D all rear and side windows have been positioned more than 9 metres from adjacent boundaries. The proposals have also been amended to include opaque glazing to the rear stairwells, thus negating any potential overlooking from the stairwells to neighbouring windows. The terraces to the block D penthouse unit will be orientated to the north and south and will not be readily accessible to the western side of the block, thus minimising direct overlooking. The positioning of blocks B, C and D will not adversely affect daylighting or sunlighting levels to adjacent properties.

The windows to the west elevation of the listed building, represent an existing condition and conversion to residential use would not therefore raise overlooking issues to the rear of properties on St John's Crescent. The vehicular exit to the west of the site is as per existing arrangements and is not therefore considered to result in adverse impact to neighbour amenity.

The proposed 4 storey scale of development is considered appropriate to the character of the site and the surrounding area. The loss of aspect and private views are not material planning considerations.

The proposals are considered to meet the requirements of Local Plan Policy Des 5 and Council Guidance, in that the amenity of neighbours will not be materially harmed, by effects on privacy, daylight, sunlight or immediate outlook.

g) Transport and Road Safety Implications

Transport has advised that the proposed development will not affect vehicular movement onto Corstorphine Road. In terms of potential traffic impact generated by the development, the impact upon the local road network. Air Quality Management Area (AQMA) and pollution levels are therefore considered negligible.

Council Parking Standards identify the site as falling within zone 3A. Based upon the combination of private and social tenure, 23 spaces would be required for the private units, with 2.2 spaces for the social rented (Total 25.2) Given that a total of 26 spaces have been provided, the Council's parking standards for the proposed development would be achieved.

A secure, covered cycle store, with provision for 30 spaces will be provided in the south western part of the site adjacent to Block D. Council Parking Standards would require a total of 58 spaces to be provided. The number of cycle spaces within the proposed cycle store could be increased to achieve a greater level of storage were an alternative cycle storage rack system to be pursued. An informative will therefore be applied to the permission, requiring that a cycle storage strategy for the development be agreed with the Council's Cycle Team prior to commencement of development. In view of this, the proposed arrangements for cycle storage are considered to meet the requirements of Local Plan Policy Tra 5.

Transport has requested a financial contribution of £25,000 towards the Council's Safer Routes to Schools programme. This would be secured through legal agreement. An informative has also been applied, highlighting that all accesses must be open for use by the public in terms the 'statutory' definition of road and require to be subject of applications for road construction consent.

h) Sustainability

The applicant has submitted a sustainability statement in support of the application. The proposal complies with the requirements of Part A of the Edinburgh Standards for Sustainable Buildings.

i) Affordable Housing

The proposal will provide 7 affordable units in block D located in the south eastern corner of the site. This would meet the Council's Affordable Housing Policy which requires that 25% of units are affordable tenures. The design of the affordable housing block is considered to be well integrated into the proposed development, providing tenure-blind affordable housing within an area of the city with some of the lowest existing levels of affordable tenure housing.

The applicant has not yet indicated a preferred mechanism for the delivery of the affordable housing. However, the policy is flexible in that, on a site of this size, the developer has the option to deliver the homes themselves by way of one of the unsubsidised approved affordable housing tenures such as shared equity or golden share which are both low cost ownership.

The provision of affordable housing on the site would be secured through Section 75 Legal Agreement.

j) Educational Provision

Children and Families have advised that given the development will consist entirely of flats that impact on catchment schools will be minimal. There is currently sufficient capacity within catchment schools to absorb the predicted pupil generation associated with this proposal. Accordingly, an educational developer contribution will not be sought and Children and Families has no objection to the development as proposed.

k) Drainage and Flood Risk

The Flood Risk Assessment has identified that based on existing drainage, the site is at medium to high risk of flooding from overland flows with recent evidence of localised flooding both within and adjacent to the site. Levels within the developed site should be designed to route flows away from buildings, into landscaped areas or into drainage outlets.

The drainage strategy has been amended to discharge all surface runoff from the site into the Scottish Water surface water sewer lying to the south of the site. Scottish Water has confirmed that this is acceptable. However, prior to detailed design and construction, further investigation would be required to determine the depth and location of the culvert and the existing Scottish Water sewer. The connection to the sewer may also require permission to cross third party land.

Whilst the proposed ground floor levels for blocks A, B and C would be raised above that of the existing site levels, further detailed design work will be required to ensure that flooding and drainage issues are satisfactorily addressed prior to any consent being implemented. This would include appropriate design mitigation and arrangements for the surface water sewer connection and would be stipulated through condition. Subject to this information being provided the proposals are considered to comply with Local Plan Policy Env 17 and are acceptable.

l) Equalities and human rights impacts

This proposal potentially impacts upon disabled people in that some of the apartments in the listed building will not include fully compliant DDA access, i.e. no lift access to the first floor. However, the majority of apartments in the wider scheme, including those in the basement of the listed building would be largely accessible to disabled users. The design of the external street space will be designed to be accessible to disabled users, e.g. provision of dropped kerbs and at grade access to doorways. Given the constraints of the listed building and the levels of the site, the design of the proposals are considered acceptable and would not pose an adverse impact to equalities and human rights.

A Equalities and Human Rights Impact Assessment has been completed.

m) Representations

- Proposed design is out of character with the listed building and adjacent Edwardian terrace - addressed in sections 2.3 a) b) and c).
- Height of the development - addressed in sections 2.3 b) and c).
- Loss of trees - addressed in sections 2.3 b) c) and d).
- Proposed density of development is out of character with surroundings - addressed in sections 2.3 a) and c).
- Loss of privacy, daylighting and sunlighting - addressed in section 2.3 e).
- Inadequate parking provision and issues of overspill parking on surrounding streets - addressed in sections 2.3 f).
- Traffic impact to Corstorphine and St John's Roads - addressed in section 2.3 g).
- Impact to Air Quality Management Area (AQMA) and increased levels of pollution - addressed in section 2.3 g).
- Increased noise levels from position of vehicle exit - addressed in section 2.3 e).
- Inadequate drainage and evidence of localised flooding on and around the site - addressed in sections 2.3 h).
- Site suitable for swift nesting boxes - addressed in sections 2.3 d).
- Impact on educational provision - addressed in sections 2.3 j).

Conclusion

The proposals comply with the development plan and Edinburgh planning guidance would not adversely affect the setting of the listed building. The proposals achieve an acceptable quality of design, standards of residential amenity and suitable housing mix. The proposals do not raise adverse impacts in terms of traffic generation, road safety, parking or flooding and drainage.

Addendum to Assessment

These proposals comprise the development of 30 residential units, including the conversion of the listed building to form 9 apartments and the development of 21 new build apartments situated towards the rear of the site. The new build apartments were to include 7 affordable units within block D located in the south western corner of the site.

The Council's Affordable Housing Policy and Edinburgh City Local Plan Policy Hou 7 require that 25% of units are affordable tenures. For proposals of 20 or more dwellings, the provision should normally be on-site and, whenever practical, the affordable housing should be integrated with the market housing.

However, the preferred purchaser for the site has advised that they are unable to make the development viable with 'on-site' affordable housing provision. The applicant has approached two Registered Social Landlords (RSL's) who were not able to take up the option, mainly due to the high construction cost. Low cost home ownership has also been considered but this was found not to be a viable option for the applicant.

The Council's Affordable Housing team has advised that they are satisfied that the applicants have explored all options for on-site affordable housing provision and that a commuted sum would be the appropriate method of achieving the requirements of the Council's Affordable Housing Policy.

The Council's Affordable Housing Policy states that where a commuted sum is to be employed, a direct percentage of 25% should be applied. Therefore, in this instance there will be a requirement of a payment for 7.5 units. The current commuted sum payable would be £25,000 per unit which would require a financial contribution of £178,500 in lieu of on-site housing provision.

This revised proposal is considered to offer an appropriate means of delivering affordable housing for this application site.

If this recommendation were to be accepted by the Committee, it is expected that a formal variation would be required to the planning permission to consider design changes to the new build apartments situated towards the rear of the site.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
2. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.
3. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.
4. Prior to any development being carried out on the site, details of the location and the numbers of proposed 'swift bricks' shall be submitted to and approved in writing by the Planning Authority. The approved scheme shall be fully implemented to the satisfaction of the Planning Authority prior to the occupation of the development.
5. That a detailed drainage strategy for the site with appropriate design mitigation and arrangements for surface water sewer connection be submitted to the Planning Authority for approval in writing prior to the commencement of works on site.

Reasons:-

1. In order to enable the planning authority to consider this/these matter/s in detail.

2. In order to enable the planning authority to consider this/these matter/s in detail.
3. In order to ensure that the approved landscaping works are properly established on site.
4. In order to enable the planning authority to consider this/these matter/s in detail.
5. In order to enable the planning authority to consider this/these matter/s in detail.

Informatives

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for Road Construction Consent (RCC).
3. That prior to the issuing of consent the applicant to enter into suitable legal provision to contribute the sum of £25,000 towards the departments Safer Routes to School budget. (Reason;- the development proposal lies within the catchment area for Carrick Knowe Primary School and Council is committed to provide safe walking and cycle routes to school in line with Local Transport Strategy LTS 6.2 contribution payable on first occupation).
4. The Council's Affordable Housing Policy (AHP) requires that where a commuted sum is where a commuted sum is to be employed, a direct percentage of 25% should be applied. Therefore, in this instance there will be a requirement of a payment of 7.5 units. The current commuted sum payable would be £25,000 per unit which would require a financial contribution of £178,500 in lieu of on-site affordable housing provision. Consent shall not be issued until a suitable legal agreement has been concluded.
5. Prior to any tree works commencing on site, a further assessment of trees should be carried out to establish any potential for trees to support bats. If any tree is found to have potential for trees to support bats a bat survey should be undertaken. Bats are a European protected species; any works that may result in the deliberate or accidental destruction of a bat roost is considered an offence under the EC Habitats Directive (92/43/EEC) 1992. Under this law it is your responsibility to ensure that no offence is committed. For further information please visit the Scottish Natural Heritage website at <http://www.snh.gov.uk> or contact them on (01224) 266500.
6. A cycle storage strategy for the development be agreed with the Council's Cycle Team prior to commencement of the scheme. Contact Mr A. Tinto 0131 469 3778 for further information.

Financial impact

4.1 The financial impact has been assessed as follows:

The application is subject to a legal agreement for developer contributions.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application meets the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions regarding the current proposals commenced with the department February 2013 prior to the Full Planning and Listed Building Consent applications being lodged in July 2013.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 8 July 2013 and 18 letters of representation were received including Corstorphine Community Council and a Ward Councillor. These comprised 17 letters of objection and 1 letter raising general issues.

The letters of representation raised the following material issues:

- Proposed design is out of character with the listed building and adjacent Edwardian terrace;
- Height of the development;
- Loss of trees;
- Proposed density of development is out of character with surroundings;
- Loss of privacy, daylighting and sunlighting;
- Inadequate parking provision and issues of overspill parking on surrounding streets;
- Traffic impact to Corstorphine and St John's Roads;
- Impact to Air Quality Management Area (AQMA) and increased pollution;

- Increased noise levels from position of vehicle exit;
- Inadequate drainage and evidence of localised flooding on and around the site;
- Site suitable for swift nesting boxes; and
- Impact on Educational provision.

Non material issues raised included loss of morning light, views and open aspect.

Corstorphine Community Council commented on the inadequate car parking levels and overspill to surrounding streets, traffic management onto Corstorphine Road, loss of privacy, detrimental effect upon the character of the area arising from increased density.

A full assessment of the representations can be found in the main report in the Assessment section.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

Edinburgh City Local Plan - Urban Area

Date registered

1 July 2013

Drawing numbers/Scheme

01A-02A, 03-04, 05A, 06-09, 10A-15A,

Scheme 2

David R. Leslie

Acting Head of Planning and Building Standards

Contact: Francis Newton, Senior Planning Officer

E-mail:francis.newton@edinburgh.gov.uk Tel:0131 529 6435

Links - Policies

Relevant Policies:

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Des 5 (External Spaces) sets criteria for assessing landscape design and external space elements of development.

Policy Des 6 (Sustainable Design & Construction) sets criteria for assessing the sustainable design and construction elements of development.

Policy Env 2 (Listed Buildings - Demolition) identifies the circumstances in which the demolition of listed buildings will be permitted.

Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

Policy Env 12 (Trees) sets out tree protection requirements for new development.

Policy Env 16 (Species) sets out species protection requirements for new development.

Policy Env 16 (Species) sets out species protection requirements for new development.

Policy Env 17 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

Policy Hou 1 (Housing Development) supports housing on appropriate sites in the urban area, and on specific sites identified in the Plan.

Policy Hou 2 (Housing Mix) requires the provision of a mix of house types and sizes in new housing developments.

Policy Hou 3 (Private Open Space) sets out the requirements for the provision of private open space in housing development.

Policy Hou 4 (Density) sets out the factors to be taken into account in assessing density levels in new development.

Policy Hou 5 (Conversion to Housing) sets criteria for assessing the change of use to residential.

Policy Hou 7 (Affordable Housing) requires 25% affordable housing provision in residential development of twelve or more units.

Policy Com 3 (School Development) sets criteria for assessing sites for new school development.

Policy Tra 4 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in supplementary planning guidance, and sets criteria for assessing lower provision.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Policy Tra 5 (Private Cycle Parking) requires cycle parking provision in accordance with levels set out in supplementary guidance.

Policy Tra 6 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

Non-statutory guidelines on 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

National Policy Designing Streets: This document sets out government aspirations for street design and the role of the planning system in delivering this as part of a wider agenda to improve urban design and placemaking generally.

Appendix 1

**Application for Planning Permission 13/02510/FUL
At 235 Corstorphine Road, Edinburgh, EH12 7AR
Proposed residential development comprising of conversion
of existing building to create 9 apartments, and development
of 21 residential apartments, car parking landscaping and
ancillary works.**

Consultations

Affordable Housing - Services for Communities, Strategy & Investment Updated Response - May 2015

I refer to the consultation request from the Planning Department about this planning application.

Services for Communities have developed a methodology for assessing housing requirements by tenure, which supports an Affordable Housing Policy (AHP) for the city.

o The AHP makes the provision of affordable housing a planning condition for sites over a particular size. The proportion of affordable housing required is set at 25% (of total units) for all proposals of 12 units or more.

o This is consistent with Policy Hou 7 Affordable Housing in the Edinburgh City Local Plan.

2. Affordable Housing Requirement

This application is for a development comprising of 30 apartments and as such the AHP will apply.

It is the aim of this department, in line with the AHP, to secure affordable housing through Registered Social Landlords (RSLs) wherever possible.

This application was previously submitted to the Development Management Sub-Committee in 14 May 2014 and the Committee was minded to grant the application subject to a Section 75 obligation being agreed and it was agreed in principle to deliver 7 affordable homes.

The applicant approached two RSLs who were not able to take up the option, mainly due to high construction cost. Low cost home ownership was also, but this was found not to be a viable option for the applicants. As the department is satisfied that the applicants have explored all onsite options it was agreed that commuted sum would be the appropriate method of providing the AHP.

3. Summary

The AHP states that where a commuted sum is to be employed, a direct percentage of 25% should be applied. Therefore, in this instance there will be a requirement of a payment for 7.5 units. The current commuted sum payable will be £25,000 per unit.

On applying the above formula and in the terms of the AHP procedure on calculating commuted sums, this department confirms that the commuted sum payable to the Council will be £187,500.

The developer will be required to enter into a Section 75 legal agreement to secure the commuted sum and this should be included in the Informatives section of the report to Committee.

Affordable Housing - Services for Communities, Strategy & Investment Original Response - July 2013

Services for Communities have developed a methodology for assessing housing requirements by tenure, which supports an Affordable Housing Policy (AHP) for the city.

o The AHP makes the provision of affordable housing as a planning condition for sites over a particular size. The proportion of affordable housing is set at 25% (of total units) for all proposals of 12 units or more.

o This is consistent with Policy Hou 7 Affordable Housing in the Finalised Edinburgh City Local Plan

As this application for a maximum of 30 residential units, the AHP will apply. 25% of the units are required to be affordable housing tenures, which are found in PAN 2/2010 and described within the Council's Affordable Housing Policy.

The information from the applicant states that it is their intention to provide 7 affordable homes on this site. The applicant proposes that these will be provided in one Block, Block D and that they will include 3 one bedroom apartments and 4 two bedroom apartments. This is welcomed by this department in terms of meeting the required 25% of the total site.

With regard to the provision of a 3 bedroom property on the site, the applicant states that to provide a 3 bedroom property would be unviable and unfeasible. It is acknowledged by this department that there are only two 2 bedroom units on the site and as such the applicant's position on this is accepted.

In terms of the delivery mechanism, the number of affordable homes on this site is 7 units. In such a case it is unlikely that a Registered Social Landlord will be in a position to take these forward due to the small scale of this development. Should this be the case, the Affordable Housing Policy allows the developer the flexibility to provide the affordable homes as an unsubsidised approved affordable tenure.

However, the Policy is flexible in that, on a site of this size, the developer has the option to deliver the homes themselves by way of one of the unsubsidised approved affordable housing tenures such as shared equity or golden share which are both low cost ownership. We would appreciate some indication from the applicant on the likely outcome for this site, however, we appreciate that specific details may not yet be available.

We would request that the above be included in the Informatives Section of the report to Committee and that the applicant enter into a Section 75 Legal Agreement to secure the delivery of the affordable housing on this site.

Affordable Housing - further comment

Services for Communities have developed a methodology for assessing housing requirements by tenure, which supports an Affordable Housing Policy (AHP) for the city.

o The AHP makes the provision of affordable housing a planning condition for sites over a particular size. The proportion of affordable housing required is set at 25% (of total units) for all proposals of 12 units or more.

o This is consistent with Policy Hou 7 Affordable Housing in the Edinburgh City Local Plan.

2. Affordable Housing Requirement

This application is for a development comprising of 30 apartments and as such the AHP will apply.

It is the aim of this department, in line with the AHP, to secure affordable housing through Registered Social Landlords (RSLs) wherever possible.

This application was previously submitted to the Development Management Sub-Committee in 14 May 2014 and the Committee was minded to grant the application subject to a Section 75 obligation being agreed and it was agreed in principle to deliver 7 affordable homes.

The applicant approached two RSLs who were not able to take up the option, mainly due to high construction cost. Low cost home ownership was also, but this was found not to be a viable option for the applicants. As the department is satisfied that the applicants have explored all onsite options it was agreed that commuted sum would be the appropriate method of providing the AHP.

3. Summary

The AHP states that where a commuted sum is to be employed, a direct percentage of 25% should be applied. Therefore, in this instance there will be a requirement of a payment for 7.5 units. The current commuted sum payable will be £25,000 per unit.

On applying the above formula and in the terms of the AHP procedure on calculating commuted sums, this department confirms that the commuted sum payable to the Council will be £187,500.

The developer will be required to enter into a Section 75 legal agreement to secure the commuted sum and this should be included in the Informatives section of the report to Committee.

Transport

Having considered the amended transport statement I offer no objections to the application subject to the following conditions being applied;-

Conditions/Informatives

Cycle parking to conform to current standards

Prior to the issuing of consent the applicant to enter into suitable legal provision for the following;

Contribute the sum of £25,000 towards the departments Safer Routes to School budget. (Reason;- the development proposal lies within the catchment area for Carrick Knowe Primary School and Council is committed to provide safe walking and cycle routes to school in line with Local Transport Strategy LTS 6.2 contribution payable on first occupation

All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for Road Construction Consent (RCC)

Environmental Assessment

Environmental Assessment would need further information before we can support this application, it is understood that the applicant intends using the existing windows on the building fronting onto Corstophine Road. We will need a noise assessment up-front to demonstrate that the internal noise levels stated below can be achieved. It has also been noted that there is a scout hall located nearby, for example how often the scout hall is used and what type of activities can take place for example birthday parties. During my site no noise was audible from the neighbouring office unit as the dominant noise is traffic, any noise impact assessment should investigate this further during night time hours when the background noise has reduced.

Transport Related Noise

No development shall take place until a scheme for protecting all bedrooms and living rooms of the residential development against traffic noise has been submitted by the Council as Planning Authority. The scheme will be designed in accordance with BS8233:1999 'Sound Insulation and Noise Reduction for Buildings - Code of Practice' to attain the following internal noise levels

Bedrooms - 30dB LAeq, T and 45dB LAfmax

Living Rooms - 30dB LAeq, D

T - Night-time 8 hours between 23.00 -07.00

D - Daytime 16 hours between 07.00-23.00

The agreed scheme must be implemented in full, prior to the use being taken up.

Education - Resources, Children and Families

The proposed development site is located within the catchment areas of:

*Carrick Knowe Primary School;
Fox Covert RC Primary School;
Forrester High School; and
St Augustines RC High School*

As this development consists entirely of flats, it is considered that the impact of catchment schools will be minimal. Fox Covert RC Primary School is currently experiencing higher rolls but there is sufficient capacity within the catchment secondary schools to absorb the predicated pupil generation associated with this proposal.

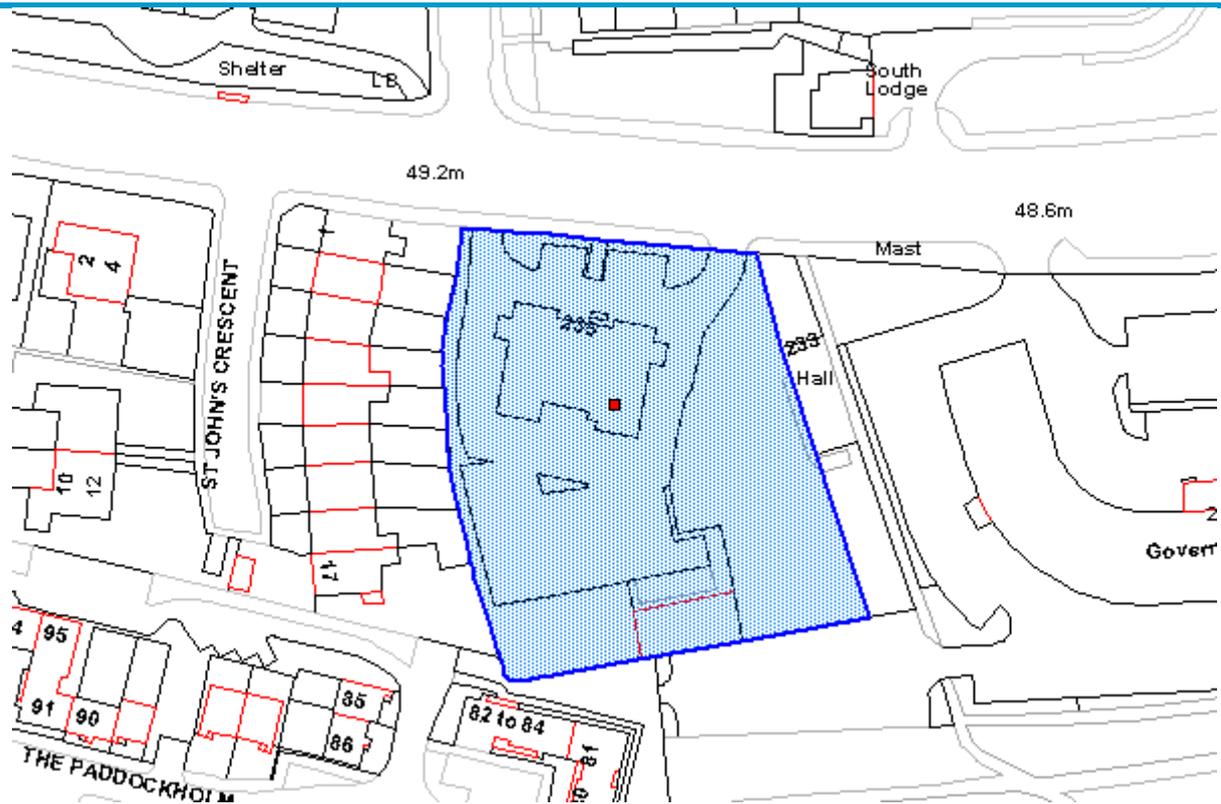
The Council has recently published the Edinburgh Local Development Plan which sets out longer-term development proposals for West Edinburgh. Extra education provision will be required as part of these proposals and consultation is programmed on an updated Developer Contributions Policy. Until this consultation takes place and revised guidance is issued the existing policy applies.

Accordingly, an educational developer contribution will not be sought and I have no objection to the development as proposed.

Drainage and Flood Prevention

No formal response received.

Location Plan



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